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Filed for Record FEB 7 1956 2:00 P.M.
Notary of Archie Fleming
Box 734, Benton City, Wash.
R. E. WISE, County Auditor

RESTRICTIVE COVENANTS
LEGION HEIGHTS PLAT NO. 2

This plat and dedication are made subject to the following restrictions and covenants which run with the land and shall be binding on all parties and all persons claiming under them for a period of twenty-five years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

If the parties hereto, or any of them, or their heirs or assigns shall violate or attempt to violate any of the covenants herein, it shall be lawful for any other person or persons owning any real property situated in said development or subdivision to prosecute any proceedings at law or inequity against the person or persons violating or attempting to violate any such covenant and either to prevent him or them from so doing or to recover damages or other dues for such violation.

Invalidation of any one of these covenants or any portion thereof by judgment or court order shall in no wise affect any of the other provisions which shall remain in full force and effect.

1. No dwelling shall be constructed without at least six (6) square feet of ground space per square foot of floor space, excluding garage or car port.
2. House shall be at least twenty (20) feet and not over thirty (30) feet from front of lot.
3. Once construction is started on any lot or portion of lot, it must be completed within two (2) years.
4. No tent, trailer, or future out building shall be used as a dwelling for a period to exceed two (2) years. Permanent construction of dwelling must be started within six (6) months of occupancy of lot or portion thereof, and completed within two (2) years.
5. No dwelling shall be constructed of less than eight hundred and fifty (850) square feet of taxable floor space.
6. Tract "A" of Legion Heights No. 2 shall be excluded from all preceding restrictions.
7. On tract "A" of Legion Heights No. 2, no building except a dwelling house can be constructed within three hundred (300) feet of South boundary of said Tract "A".

IN WITNESS WHEREOF, said corporation has caused this instrument to be executed by its proper officers and its corporate seal to be hereunto affixed this 6th day of February, 1956.



MEURNICE WILSON POST #115
The American Legion

By Fred L. Kishman
Commander

By Archie J. Fleming
Adjutant

WA 12-31-56

STATE OF WASHINGTON, ss.
COUNTY OF BENTON.

On this 6th day of February, 1956, before me the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn, personally appeared to me Fred L. Richman and Archie Fleming, to me known to be the Commander and Adjutant respectively of MCBURNICE WILSON POST #115 The American Legion, the corporation that executed the foregoing instrument, and acknowledged the said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they are authorized to execute the said instrument and that the seal affixed is the corporate seal of said corporation:

WITNESS my hand and official seal hereto affixed the day and year first above written.

Henry A. Kildstead
Notary Public in and for the State
of Washington, Residing at

